



Staffordshire County Council
Town and Country Planning Act 1990
Development Management Procedure Order 2015

To: Staffordshire Moorlands
Staffordshire Moorlands District Council
Moorlands House
Stockwell Street
Leek
ST13 6HQ

Application Type: FULL

Applicant:

Mr & Mrs J & D Coates 165, Tean Road, Cheadle, ST10 1LS

Officer: Tracey Lunn

Our Reference: SMD20240323

District Reference: SMD/2024/0323

Date Received: 15-Jul-2024

Date Responded: 01-Aug-2024

Particulars of Development:

Removal of existing attached garage. Proposed side and rear elevation extension.
Widening of existing vehicular access.
Enlargement of existing front parking area.
Proposed double garage in rear garden including driveway

Location of Development:

165 Tean Road, Cheadle

Recommendation Summary: Conditional

Site Visit Conducted on: 29-Jul-2024

Personal Injury Collisions;

Current records show that there were no Personal Injury Collisions on Tean Road within 43m either side of the property from 30/12/2019 to 29/12/2022.

Background;

The property is located on Tean Road. Tean Road fronting the property is a D classification road (Road No. D1196), is subject to a 30mph speed limit and serves residential properties. There are streetlights and directly fronting the property a footway.

Description of Proposal;

Removal of existing attached garage, proposed side and rear elevation extension, widening of existing vehicular access, enlargement of existing front parking area, proposed double garage in rear garden, including driveway.

Comments on Information Submitted;

The proposal is to construct extensions to the side and rear elevations of the property to provide a WC, utility room and extended kitchen to the ground floor and 2 bedrooms above.

It is also proposed to demolish the existing attached garage and to construct a double garage in the rear garden with a driveway, parking and turning area to access the garage. The proposed garage's minimum internal dimensions are 7.5m wide by 8m long and meets with the minimum internal dimensions for a double garage as stated within Staffordshire Moorlands Parking Standards and Manual for Streets (MfS) which are 6m wide x 6m long.

The current hardstanding/parking area and vehicular access (dropped kerbs) are to be extended across the frontage of the property. The boundary wall rear of the footway and lawn area are to be removed, the lawn will be replaced with tarmac as detailed in Drawing Number 24/696/05.



The property's footprint will increase from the current 3 bedrooms to 4.

Staffordshire Moorlands Parking Standards state: Detached/Semi-detached property of 4 or more bedrooms requires 3 spaces (2.4 x 4.8m each space) for residents and visitors.

There is sufficient off highway parking (garage and hardstanding) for a 4-bedroom property.

The proposal would not have a detrimental impact on the highway. I therefore have no objection to the proposal (application number SMD/2024/0323) subject to the following conditions:

The development hereby permitted shall not be brought into use until the parking area has been provided in accordance with the approved Drawing Number 24/696/05 and surfaced and sustainably drained and kept as intended for the lifetime of the development.

REASONS

To comply with NPPF; to comply with SMDC Local Plan policy DC1; in the interests of highway safety.

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

Please note that prior to the access crossing being widened, a Section 184 Notice of Approval from Staffordshire County Council is required. Please email trafficandnetwork@staffordshire.gov.uk for further details.

The link below provides an overview of the permissions and licences required for undertaking work on or adjacent to the adopted highway: <https://www.staffordshire.gov.uk/Highways/licences/Overview.aspx>

Assistant Director, Highways and the Built County
On behalf of the County Council as
Highway Authority